

UNITED STATES BANKRUPTCY COURT  
 Certificate of Notice Page 1 of 4  
 DISTRICT OF NEW JERSEY

In Re:  
 ARTHUR CHRISTY,

Case No.: 17-15332 (CMG)  
 Chapter: 7  
 Judge: Christine M. Gravelle

**NOTICE OF PROPOSED PRIVATE SALE**

Andrea Dobin, Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clerk, U.S. Bankruptcy Court  
 402 East State Street  
 Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on December 5, 2017 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 3, 402 East State Street, Trenton, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: Interests of Estate in real property located at (a) 28 Prosper Street, New Brunswick, New Jersey ("Prosper Property") and (b) 65 Bartlett Street, New Brunswick, New Jersey ("Bartlett Property").

Proposed Purchaser: Rodney Moskowitz, and/or a New Jersey limited liability company to be formed

Sale price: (a) \$440,000 for Prosper Property; and (b) \$865,000 for Bartlett Property. Eugene Wishnic has a 50% ownership interest in each of the properties

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Gloria Nilson & Co. Real Estate

Amount to be paid: (a) \$30,800 for Prosper Property; (b) \$60,550 for Barlett Property (7%)

Services rendered: The professional listed the Property for sale, arranged for the Property to be shown, assisted in the presentation of contracts for sale and negotiations regarding same, and will assist in the consummation of the sale of the Property to the extent it is approved by the Court.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Michele M. Dudas, Esq., counsel to the Trustee  
Address: Trenk, DiPasquale, 347 Mt. Pleasant Avenue, Ste 300, West Orange, NJ 07052  
Telephone No.: (973) 243-8600

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 United States Bankruptcy Court  
 District of New Jersey

In re:  
 Arthur Christy  
 Debtor

Case No. 17-15332-CMG  
 Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
 Form ID: pdf905

Page 1 of 2  
 Total Noticed: 46

Date Rcvd: Nov 09, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 11, 2017.

db +Arthur Christy, 2 Beach Way, Sea Bright, NJ 07760-2102  
 cr +Capitol Indemnity Corporation, c/o Chiesa Shahinian & Giantomasi PC, One Boland Drive,  
 Attn: Michael R. Caruso, Esq., West Orange, NJ 07052-3686  
 r +Gloria Nelson & Co., 33 Witherspoon St., Princeton, NJ 08542-3207  
 cr +Platte River Insurance Company, c/o Chiesa Shahinian & Giantomasi PC, One Boland Drive,  
 Attn: Michael R. Caruso, Esq., West Orange, NJ 07052-3686  
 acc +Sharer Petree Brotz & Snyder, 1103 Laurel Oak Road, Suite 105B, Voorhees, NJ 08043-4376  
 cr +Valley National Bank, 1445 Valley Road, Wayne, NJ 07470-8438  
 516709895 AMCA Bio Reference Lab, 22695 Sawmill River Road, Building 3, Elmsford, NY 10523  
 516709894 +Alert Ambulance Service, Inc., PO Box 192, Brick, NJ 08723-0192  
 516709896 +Apex Asset Management, PO Box 5407, Lancaster, PA 17606-5407  
 517102843 +Arthur Christy, Rory P. Collins, 61 King Ave., Weehawkin, NJ 07086-6906  
 516709897 #+Bank Of America, Nc4-105-03-14, PO Box 26012, Greensboro, NC 27420-6012  
 517028486 +Capitol Indemnity Corp., One Boland Drive Michael R. Caruso, Esq., W. Orange, NJ 07052-3686  
 516709898 +Capitol Indemnity Corporation, P.O. Box 5900, Madison, WI 53705-0900  
 516709899 +Chase Mortgage, 3415 Vision Dr, Columbus, OH 43219-6009  
 516709900 +Citicards Cbna, Citicorp Credit Svc/Centralized Bankrupt, PO Box 790040,  
 Saint Louis, MO 63179-0040  
 516995344 +George Moutis, 1305 South Roller Road, Ocean, NJ 07712-3988  
 516709902 +Gina A. Makoujy, Esq., Tesser & Cohen, 946 Main Street, Hackensack, NJ 07601-5100  
 516709903 +Hackensack Meridian, PO Box 650292, Dallas, TX 75265-0292  
 516709904 +Hedinger and Lawless, LLC, 147 Columbia Turnpike # 200, Florham Park, NJ 07932-2199  
 516709905 +Hudson Insurance Company, 100 William Street, New York, NY 10038-5044  
 516709906 IRS, PO Box 37009, Hartford, CT 06176-0009  
 516709907 #+Jill Christy, 1 Blue Hills Drive, Holmdel, NJ 07733-2217  
 516995604 +Kasandra Moutis, 1305 South Roller Road, Ocean, NJ 07712-3988  
 516709908 +Lincroft Village Dental Care, 9 Middletown Lincroft Road, Lincroft, NJ 07738-1511  
 516709909 +Martha Ostrowitz, Esq., Ostrowitz & Ostrowitz, 225 Gordons Corner Rd,  
 Manalapan, NJ 07726-3342  
 516709910 +Monmouth Cty Prob, PO Box 1259, Freehold, NJ 07728-1259  
 516709913 Rory P. Collins, 61 King Ave., Weehawken, NJ 07086-6906  
 516988931 +Structural Concepts, Inc., 1305 South Roller Road, Ocean, NJ 07712-3989  
 516709916 +The Sherwin Williams Co., 101 W Prospect Ave #1020, Cleveland, OH 44115-1027  
 516709901 ++US BANK, PO BOX 5229, CINCINNATI OH 45201-5229  
 (address filed with court: Elan Financial Service, PO Box 790084, Saint Louis, MO 63179)  
 516885694 +VNB Loan Svc., Inc., 747 Chestnut Ridge Rd., Chestnut Ridge, NY 10977-6224  
 516732400 +Valley National Bank, 1455 Valley Road, Wayne, New Jersey 07470-8448  
 516709918 +Valley National Bank, 1460 Valley Rd, Wayne, NJ 07470-8494  
 516743528 +Valley National Bank, 225 Gordons Corner Rd., Ste. 1J, Manalapan, NJ 07726-3342  
 516709919 +Valley National Bank, 362 Broad Street, Red Bank, NJ 07701-2120  
 516709917 +Valley National Bank, 1720 Route 23 North, Wayne, NJ 07470-7524  
 516979351 +Verizon by American InfoSource, 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901  
 516709920 +Wells Fargo Bank, Mac-F8235-02f, PO Box 10438, Des Moines, IA 50306-0438

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: usanj.njbankr@usdoj.gov Nov 09 2017 23:05:38 U.S. Attorney, 970 Broad St.,  
 Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
 smg +E-mail/Text: ustpregion03.ne.ecf@usdoj.gov Nov 09 2017 23:05:35 United States Trustee,  
 Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
 Newark, NJ 07102-5235  
 516709912 +E-mail/Text: bkprpt@retrievalmasters.com Nov 09 2017 23:05:34 RMCB, PO Box 1235,  
 Elmsford, NY 10523-0935  
 516709911 +E-mail/Text: RMCbankruptcy@hackensackmeridian.org Nov 09 2017 23:06:19  
 Riverview Medical Center, PO Box 397, Neptune, NJ 07754-0397  
 516709914 +E-mail/Text: jennifer.chacon@spservicing.com Nov 09 2017 23:06:50  
 Select Portfolio Servicing, Inc, PO Box 65250, Salt Lake City, UT 84165-0250  
 516714858 +E-mail/PDF: gecsedirecoverycorp.com Nov 09 2017 23:08:19 Synchrony Bank,  
 c/o of PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021  
 516709915 +E-mail/PDF: gecsedirecoverycorp.com Nov 09 2017 23:08:39 Synchrony Bank/Care Credit,  
 Attn: Bankruptcy, PO Box 956060, Orlando, FL 32896-0001  
 516971343 E-mail/PDF: EBN\_AIS@AMERICANINFOSOURCE.COM Nov 09 2017 23:14:43 Verizon,  
 by American InfoSource LP as agent, PO Box 248838, Oklahoma City, OK 73124-8838  
 TOTAL: 8

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

cr\* +Rory P. Collins, 61 King Ave., Weehawken, NJ 07086-6906

TOTALS: 0, \* 1, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

District/off: 0312-3

User: admin  
Form ID: pdf905

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Total Noticed: 46

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\*\*\*\*\* BYPASSED RECIPIENTS (continued) \*\*\*\*\*

Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Nov 11, 2017

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 7, 2017 at the address(es) listed below:

Alan R. Ostrowitz on behalf of Creditor Valley National Bank ostrowlaw@optonline.net  
Andrea Dobin ecftrusteead@trenklawfirm.com, NJ55@ecfcbis.com  
Andrea Dobin on behalf of Trustee Andrea Dobin adobin@trenklawfirm.com  
Denise E. Carlon on behalf of Creditor U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Mortgage Trust 2006-3 Home Equity Mortgage Pass-Through Certificates, Series 2006-3 dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com  
Michael R. Caruso on behalf of Creditor Capitol Indemnity Corporation mcaruso@csglaw.com, ecf@csglaw.com  
Michael R. Caruso on behalf of Creditor Platte River Insurance Company mcaruso@csglaw.com, ecf@csglaw.com  
Michele M. Dudas on behalf of Trustee Andrea Dobin mdudas@trenklawfirm.com  
Michele M. Dudas on behalf of Plaintiff Andrea Dobin mdudas@trenklawfirm.com  
Richard J. Pepsny on behalf of Debtor Arthur Christy pepsnylawfirm@msn.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10